



महाराष्ट्र MAHARASHTRA

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ज्या कारणासाठी ज्यांनी मुद्रांक खर्च केला त्यांना त्याच कारणासाठी मुद्रांक खर्ची केल्या पासून हे नोंद घ्याव्यात असे नोंद घ्याव्यात आहे.

देस्ताचा प्रकार/अनुसूद्ध क्रमांक :- Resa
दस्ता नोंदणी करणार आहेत का ? :-
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव :-
मिस्त्र करीचे धरणे
मोहनाबा रानवत
मुद्रांक दिनांक ११ सप्टेंबर २०१८
मुद्रांक क्रमांक ५५५२
मुद्रांक विकत घेणाऱ्याचे नाव :-
५५५२ १५.९.१८



महानगरात मुद्रांक खिचीयचे नाव व सही
महानगरात मुद्रांक खिचीय/पत्नी-
Ushale

सौ. विष्णू सुदेश कोरे
मुद्रांक क्रमांक ५५५२
मुद्रांक विकत घेणाऱ्याचे नाव



Affidavit cum Declaration

I, Vishal Vasant Gokhale, age 38 years, Occupation: Business, Partner of M/s. Gokhale Properties LLP, a registered Limited Liability Partnership Firm, in capacity as a promoter of the project Known as "Bhalchandra" and as a Power of Attorney holder of the members of Bhalchandra Condominium do hereby solemnly declare, undertake and state as under:

That property bearing City Survey No. 1305 (Survey No. 88/1/5, Plot No. C2) admeasuring about 540 Sq. mtrs. situated at Sahakar Nagar No. 2, village Parvati, Taluka Pune City, District Pune within the limits of Pune Municipal Corporation and within Registration Sub District Taluka of Haveli and Registration District of Pune is owned by members of Bhalchandra Apartments Condominium and we have acquired development rights in respect of the said property on which the development of the project is being carried out. AND a legally valid authentication of title of such land along with an authenticated copy of the Index-II of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That the said property is free from encumbrances and charges of whatsoever nature and is not subject matter of any dispute or litigation in any court of Law.
2. That the project shall be completed by us within a period of 30 months from the date of registration of project;
3. That seventy percent of the amounts to be realized hereinafter by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
5. That we shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That we shall take all the pending approvals on time, from the competent authorities.
7. That we shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.



8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

[Signature]
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me
At Pune

15 SEP 2018

on this day of 15th September 2018

[Signature]
Deponent

BEFORE ME

PRAMOD C. SHARMA
NOTARY GOVT. OF INDIA
PUNE

Noted and Registered
At Sr No 903/18
Date 15 SEP 2018

